

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 10/23/2018
Agenda Item: 4

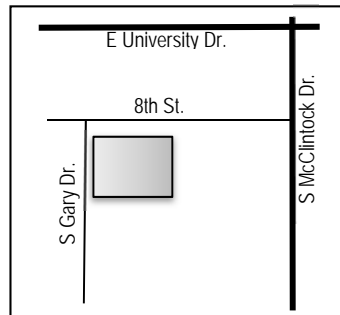
ACTION: Request a Use Permit Standard to reduce the front setback from 20 feet to 16 feet and a Development Plan Review for a new 28-unit attached single-family development for LOFTS ON 8TH, located at 1403 East 8th Street. The applicant is 8th Street Developers, LLC.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve, subject to conditions
City of Tempe Historic Preservation Commission approved a Certificate of Appropriateness for the landscaping improvements to the Kirkland-McKinney Ditch

BACKGROUND INFORMATION: LOFTS ON 8TH (PL180204) will consist of four, three-story attached single-family buildings, containing 28 units. All the attached single-family units will have a two-car garage, the applicant is also proposing 36 surface parking spaces for guests. The request includes the following:

- ZUP180020 Use Permit Standard to reduce the front setback from 20 feet to 16 feet
- DPR180011 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	8th Street Developers, LLC
Applicant	Tom Troeger, 8thStreet Developers, LLC
Zoning District	R-4
Gross/Net site area	1.93/1.47 acres
Density / Number of Units	19 du/ac / 28 units
Unit Types	28 four-bedroom with optional five-bedroom
Total Bedrooms	112 - 140 bedrooms
Total Building Area	26,556 s.f.
Lot Coverage	31% (60% maximum allowed)
Building Height	36' (40' maximum allowed)
Building Setbacks	16' west front, 35' north street side, 11' south side, 10' east rear (20', 10', 10', 10' min.)
Landscape area	38% (25% minimum required)
Vehicle Parking	92 spaces (84 min. required)
Bicycle Parking	68 spaces (0 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Robbie Aaron, Planner II, (480) 350-8096

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Robbie Aaron, Planner II
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located east of Gary Drive, West of Una Avenue, North of Orange Street on the South side of 8th Street.

Salt River Project (SRP) has an easement on the property beginning at the north property line and extending south 35 feet. SRP has stated that no trees shall be planted near or within the 35 foot easement

Existing uses on the site include: Vacant

This request includes the following:

1. Use Permit Standard to reduce the front setback from 20 feet to 16 feet.
2. Development Plan Review which includes: a 28-unit three story attached single-family project on 1.47 net acres.

The applicant is requesting the Development Review Commission take action on the items listed above.

For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one and a Horizontal Regime Subdivision, to create individual for-sale townhome units.

SITE PLAN REVIEW

On April 3, 2018 the applicant voluntarily requested to remove the previous project, La Plaza Townhomes, from the April 10th Development Review Commission agenda to make changes to the project design and materials. On May 21, 2018 the applicant submitted a revised site plan decreasing the unit count and increasing the amount of onsite parking. The applicant formally submitted a new project on July 23, 2018.

This project was processed through two preliminary (05/30/2018 & 06/27/2018) and one formal (08/01/2018) site plan review. The following recommendations and requirements were requested by staff and addressed by the applicant:

1. Staff recommended additional variation in height to the roofline. The applicant addressed it in subsequent submittal.

The following additional recommendations were requested by staff:

1. Staff recommended shifting portions of buildings 1 and 3 to provide more architectural variation. The applicant has incorporated staff recommendation.
2. Staff recommended extending patio walls in order to provide each unit with private patio area. The applicant did not incorporate staff recommendation.
3. Staff recommended additional use of brick and additional windows on the ends of the buildings. The applicant did not incorporate staff recommendation.
4. Staff recommended orient the units on the west end of buildings 1 and 3 so that the street facing units have front porches and entrance facing Gary Drive. The applicant did revise the plans to incorporate the front door facing Gary Drive which partially addressed staffs comments, but a condition of approval has been included to address it further to add a front patio. (Condition #9).

PUBLIC INPUT

- Neighborhood meeting not required.
- To date, no public input has been received by staff.

PROJECT ANALYSIS

GENERAL PLAN

Land Use Element:

The project complies with the land use goals and element objectives for General Plan 2040. The land use projected for this site is Residential. This category includes types of housing such as single family (attached and detached), multi-family and group homes. This request complies with the projected land use with the development of 28 attached townhomes.

The General Plan projected residential density for this site is Cultural Resource Areas (CRA) identified in the General Plan, which are based on the 2001 Post World War II Subdivision Study. The General Plan desires to maintain the existing design traits of these areas because CRAs are considered culturally significant to the character of Tempe. The underlying zoning in CRA should also remain appropriate for these areas, with a projected density and intensity conforming with the zoning standards in place in 2003. As the density standards for the R-4 zoning have not changed since 2003, the proposed development is consistent with the density allowed in R-4 zoning, which is 20 units/acre.

CHARACTER AREA PLAN

The project is in the Apache Character Area and addresses the following character area principles:

- 1.4 Collaborate with Salt River Project [SRP] to add historic cottonwoods / shade trees / interpretive elements along Historic Kirkland-McKinney Ditch
- 1.5 Collaborate with SRP to increase access, amenities, and public awareness of canals
- 2.2 Promote biodiversity throughout landscapes to help prevent single-specie die-off, disease, pest infestations, etc. and promote sustainable crop pollination, nutrient cycling, healthy soils, as well as bird and insect diversity
- 11.4 Encourage walk-up residential units with landscaped areas along street frontages at the ground-floor
- 15.2 Promote Old Eighth Street [from Rural Rd. to McClintock Dr.] as a heritage tourism location linking the Historic Elias-Rodriguez House, Marlatt's Garage, the Borden Creamery Complex [Four Peaks Brewing Co.], and the Kirkland-McKinney Ditch

Alternatively, the project does not fully meet the intent of principle 10.7 which states, "Construction materials throughout the Apache Area must be 'honest' in nature, exposing their raw characteristics [glass, steel, metal, copper, rammed earth, concrete, concrete block, brick, wood, stone, masonry, terrazzo, wire rope/cables]; while limiting building materials with add-on surface treatments such as stucco, paint, laminates, veneers, "faux" materials, etc." as a majority of the exterior surface treatments are stucco.

USE PERMIT STANDARD

The proposed use requires a use permit standard to reduce the front setback from 20 feet to 16 feet. Table 4-202B of the Zoning and Development Code permits a decrease of the minimum setback by 20% of the development standard.

Section 6-308 E Approval criteria for Use Permit Standard (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The reduction of the front setback will not increase vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The reduction of the front setback will not create a nuisance.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The reduction of the front setback will not contribute the deterioration of the neighborhood or downgrading of property values and is in conformance with the General Plan.
4. *Compatibility with existing surrounding structures and uses.* The reduction of the front setback is compatible with surrounding uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The reduction of the front yard setback will not have an effect on the control of disruptive behavior on the premises.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The applicant is proposing four buildings with attached single-family units. The site has two driveways which allow access to

the town house garages and circulation for refuse collection. The driveways will also allow access to thirty-six (36) parking spaces provided for guests. The majority of vehicular maneuvering will occur onsite and pedestrian pathways have been located to reduce conflict between pedestrians and vehicles.

Building Elevations

As part of the previous proposal (La Plaza Townhomes) the 3-story attached single-family units consisted of architectural elements such as brick and smooth stucco, inspired by the nearby Creamery Complex (Four Peaks), as well as other elements reminiscent of Old Eighth Street and the nearby Historic neighborhoods.

The current proposal consists of 3-story attached single-family units and uses building materials consisting of smooth stucco, cement lap siding and brick. Staff has conditioned the project to reconfigure the two west end units of buildings one and three to reorient the front entrance on Gary Drive (Condition #9) providing a more complete interaction between the development and the existing neighborhood.

Floor Plans

The attachments, as proposed, consists of den/office/optional bedroom on ground floor. Staff is recommending that the walls be removed from the ground floor to provide for an open common living space and eliminating the optional fifth bedroom so that the floor plan lends itself more towards a single-family townhome product (Condition #14). Additionally, the third-floor floorplan consists of a layout with three bedrooms and three bathrooms and an alternate floor plan with two bedrooms with one shared bathroom and master bedroom suite with walk-in closet and bathroom. Staff has conditioned the applicant use the "Alternate Third Floor Plan" in lieu of the "Third Floor Plan" to provide a floorplan that contains a true master bedroom suite (Condition #15).

Although the project is not located within the Transportation Overlay District and single-family homes (attached or detached) require only two parking spaces per ZDC, a comparative analysis of the parking requirements for multi-family product based on bedroom count demonstrates that this is an intensification of the site that would not have adequate parking with the optional fifth bedroom and raises the number of bedroom count from 112 to 140 total bedrooms. Therefore, the proposed development, with this intensification, will not be compatible with the character of the single-family residential neighborhood. Otherwise the project will likely yield a predominant student housing use and not the for-sale townhome option which helps to create more diverse housing options throughout the area.

Landscape Plan

The project is providing 38% landscape coverage. Staff has conditioned that the applicant work with staff and SRP to find a solution to provide street trees along 8th Street on the north side of the Kirkland-McKinney Ditch.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* the buildings are designed with variation in materials, colors, and fenestration on all elevations. The design provides variety in the streetscapes.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* canopies and roof overhangs provide shade for windows, patios, and walkways adjacent to the building. Landscaping adjacent to sidewalks and within pedestrian areas will provide shade for human comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* building materials include smooth stucco and brick. The use of brick is appropriate for the building design and the surroundings. The use of stucco would be more appropriate if it were scaled back in order to incorporate more brick in to the design.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the building and landscape elements are appropriately scaled to the site and surrounding neighborhood.

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the buildings contain variations in height, wall planes, and materials, resulting in a sense of movement and enhanced pedestrian experience near the street level.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; building facades provide architectural detail and the design is appropriate to the scale and context of the development.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; all dwelling units have a direct pedestrian access route to a public sidewalk.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular circulation will occur at driveways and do not interfere with pedestrian access to or around the site.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design and landscaping will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape accents the perimeter of the project as well as internal walkways and driveways.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; Signage was not reviewed at a part of the request and requires a separate plan review process.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will comply with code requirements*

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Use Permit Standard.
4. The proposed project meets the approval criteria for a Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit Standard and Development Plan Review. This request meets the required criteria and will conform to the conditions.

ZUP180020 - USE PERMIT STANDARDS CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. This Use Permit Standard is valid only after a Building Permit has been obtained, the required inspections have been completed, and a Final Inspection has been passed.
2. The Use Permit Standard is valid for the plans as submitted within this application.
3. Any intensification or expansion of use shall require a new Use Permit.

DPR180011 - DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan dated July 17, 2018, building elevations dated July 17, 2018 (with modifications suggested by staff), and landscape plan dated August 14, 2018. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits. The plat should demonstrate an individual lot for each dwelling unit of this project and common areas is shown as tracts.
3. **A minor Development Plan Review is required for the proposed pool area prior to the issuance of building permits.**

Site Plan

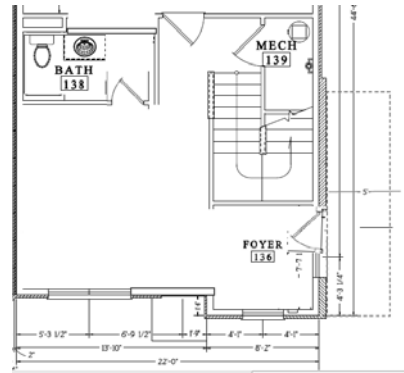
4. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
5. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

8. The following materials and colors are approved as presented:
Roof – Corrugated Steel – Western States Metal Roofing – Matte Black
Primary – painted, sand finished stucco – Western 1-Kote – Chateau Brown
 painted, sand finished stucco – Western 1-Kote – Spalding Gray
 painted, sand finished stucco – Western 1-Kote – Chopsticks
 painted, sand finished stucco – Western 1-Kote – Turkish Coffee
Secondary – Thin Brick Modular – Endicott – Autumn Sands
 Hardiplank, cedar mill lap siding 7 ¼" exposure – James Hardie – Mason select brownstone 6040
Windows – Cascade Single Hung Vinyl – Cascade Windows – White
 Cascade Awning Vinyl – Cascade Windows – White
Doors – Smooth Skin DRS13C Fiberglass – Plastpro Windows – White
Trim – Sills & Coping – painted, sand finished stucco – Western 1-Kote – Snowbound
 Steel Trim – Western States Metal roofing – Matte Black

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

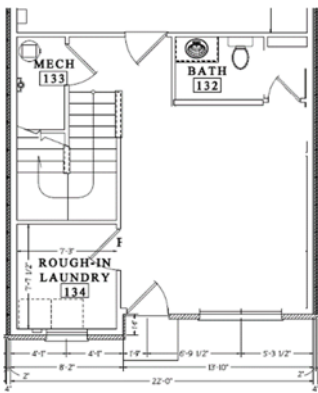
9. Reconfigure to orient the two west end units of buildings one and three with the front entrance on Gary Drive, and provide a 5' deep by 16' wide front patio.



10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building.
12. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Floor Plans

14. Sheet A1.0 first floor of all units:
 - a. Remove the den/office/optional bedroom and closet.
 - b. Remove the shower to design a ½ bathroom.
 - c. First floor to provide open floorplan for general living space as shown below.



15. Eliminate Sheet A1.2 "Third Floor Plan" and utilize Sheet A1.21 "Alternate Third Floor Plan" with a master bedroom that is larger than the other bedrooms and contains amenities such as a walk-in closet, and the remaining bathroom is shared.

Lighting

16. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
17. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

18. The project shall comply with the required street trees along 8th Street on the North side of the Kirkland-

McKinney Ditch per the Zoning and Development Code. Street trees shall be planted either in ground or in movable planter boxes above ground. Final landscape permits are subject to review by the City of Tempe and Salt River Project.

19. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
20. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
21. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
22. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address Numerals

23. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

CC&R'S: The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form

satisfactory to the Community Development Manager and City Attorney.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.

- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department.

Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

- | | |
|-------------------|--|
| February 13, 1958 | Carlson Park Unit Two approved by City Council of the City of Tempe. |
| July 10, 1984 | Tempe Planning and Zoning Commission approved twenty (20) new units |
| February 13, 2018 | The City of Tempe Historic Preservation Commission approved with conditions a Certificate of Appropriateness for the landscaping improvements to the Kirkland-McKinney Ditch |
| February 27, 2018 | Building permit issued for total demolition of all structures on site |

ZONING AND DEVELOPMENT CODE REFERENCE:

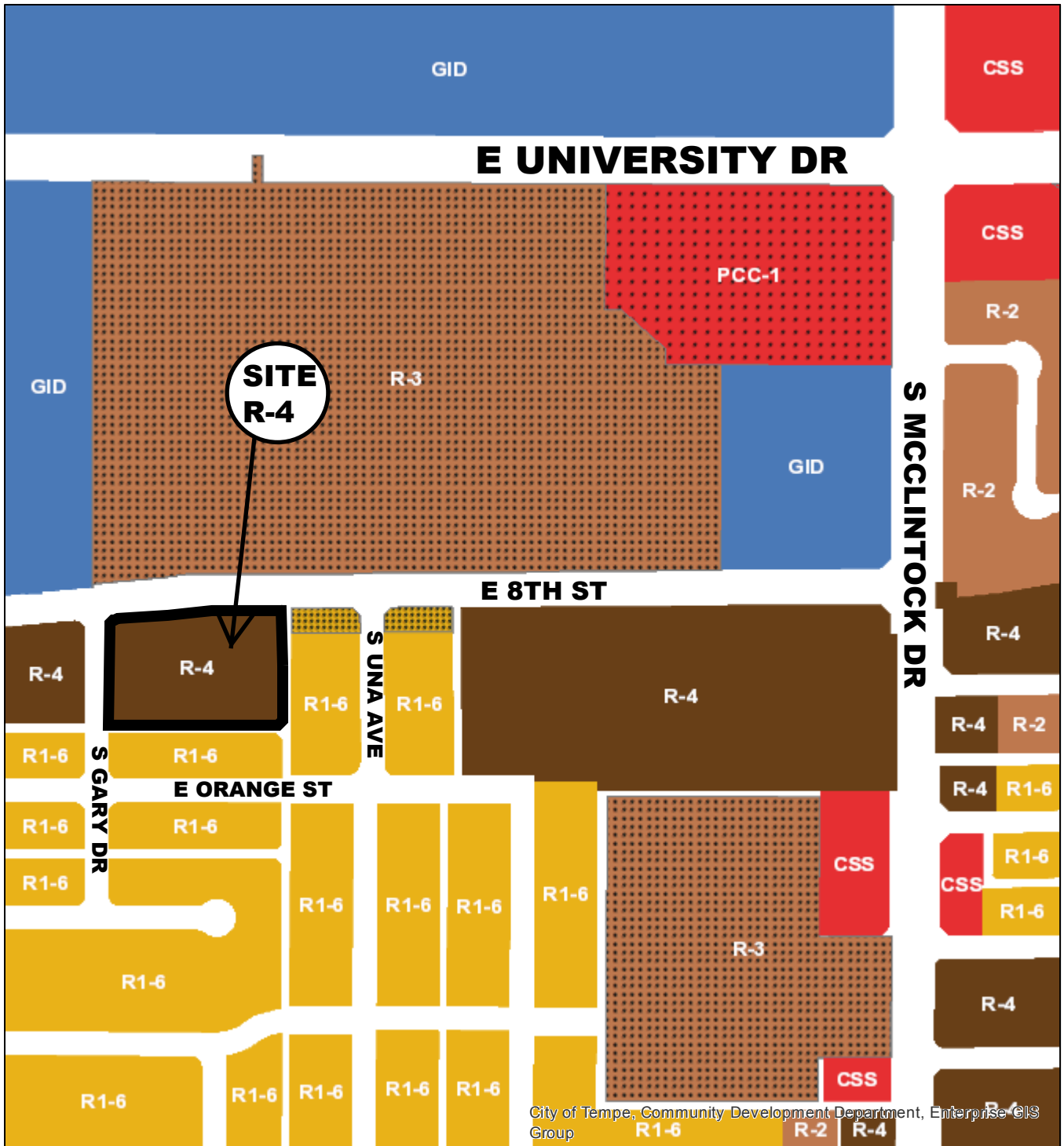
- Section 6-306, Development Plan Review
- Section 6-307, Subdivisions, Lot Splits and Adjustments
- Section 6-308, Use Permit



DEVELOPMENT PROJECT FILE
for
Lofts on 8th Townhomes
(PL180204)

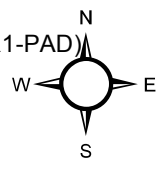
ATTACHMENTS:

- 1-5. Site Context (Location Map, Aerial, and Site Photos)
- 6-17. Applicant's Letter of Explanation (Development Plan Review and Use Permit Standard)
- 18-22. Site Design (Site Plan, Landscape Plan)
- 23-45. Building Design (Blackline Elevations, Sections, Renderings, Material Samples, Floor Plans)



City of Tempe, Community Development Department, Enterprise GIS Group

- | | |
|--|---|
|  General Industrial District (GID) |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential (R-2) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential Limited (R-3) |
|  Single-Family Residential (R1-6) |  Multi-Family Residential General (R-4) |





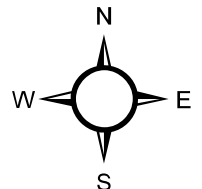
Tempe

PL 180204

Lofts on 8th



Aerial Map



Existing Site Photos - 1403 E. 8th Street

Looking southeast from 8th Street and Gary Drive



Looking east at Kirkland-McKinney Ditch from 8th Street & Gary Drive



Northeast corner of site looking east – view of fig trees and the Ditch



Northeast corner of the site looking west



Southwest corner of the site at Gary Drive and the Alley looking northeast



Southeast corner of the site looking northwest



REVISED

September 17, 2018

Robbie Aaron, Planner
City of Tempe Community Development
31 E. 5th Street
Tempe, AZ 85281

Mr. Aaron,

8th Street Developers, LLC is pleased to provide the following Letter of Explanation for the Development Plan Review associated with the proposed redevelopment of the former Tempe Manor Apartments located at 1403 E. 8th Street (SEC 8th Street and Gary Drive). The Tempe Manor Apartments were built in 1958 and consisted of 23, two-bedroom rental units in single-story buildings on a 1.8-acre property which used the public alley to access its parking. The existing buildings were not considered “Historic” or “Contributing” by Tempe Historic Preservation Staff and were demolished earlier this year. Arguably, the most distinguishing site feature is the historic Kirkland-McKinney Ditch (hereinafter referred to as the “Ditch”) which flows in an open concrete channel along the northern boundary of the site and is covered by a 35’ easement in favor of SRP. The site’s general plan designation is “Residential,” its projected density map designation is “Cultural Resource Area” and the zoning is “R-4.”

8th Street Developers, LLC proposes to develop Lofts on 8th: a 28-unit townhome-style housing project. The townhome units will be offered as rentals, however, each townhome will be individually platted as to allow for the units to be sold individually in the future. The proposed project conforms with all development standards of R-4 zoning except for the front yard setback at 16 feet versus the ordinance requirement of 20 feet (a use permit is being requested for the lessened setback). The proposed housing units are three-stories with four-bedrooms and a den. Each unit has a full, two car garage that also accommodates bicycle parking, and two refuse containers. The project is parked at a multifamily ratio that should provide ample parking for both residents and guests. The site plan includes a central open common area, a pool/amenity area. The units on the north side of the site will front 8th Street and be integrated into the new comprehensive landscape treatment for the Ditch which also includes an interpretive feature that will outline the history of the Ditch and surrounding area.

The design of the community is contemporary in nature and includes a mix of exterior materials such as brick, wood, stucco and metal. Every effort was made to provide movement to the building facades and roof lines to break up the linear nature of the buildings (which are a result of the relatively long and narrow buildable area of the site). There are four buildings in the project, two of which face 8th Street and the others face the neighborhood to the south. The project’s vehicular circulation is accommodated by a single shared driveway from Gary Drive that loops to the adjacent alley. The landscape treatment for both sides of the ditch strive to honor the historic character of this facility while providing access needed to maintain the ditch.

The following narrative explains how this project will conform with Tempe’s Zoning and Development Code Criteria found in Section 6-306D. Also included is a narrative regarding how this project would conform with the Apache Character Area Plan.

Placement, form, and articulation of buildings and structures provide variety in the streetscape

The defining feature of the 8th Street streetscape at this location has been, and will continue to be, the historic Kirkland-McKinney Ditch (which is listed on Tempe’s Historic Property Register). While the townhome project will introduce buildings to the northern portion of the site, they will be set back nearly 50’ from the back of the sidewalk on 8th Street. This setback distance is largely due to the existing 35’ irrigation easement that runs the length of the property along the 8th Street frontage. The banks of the Ditch will be landscaped to provide visual interest to what is now compacted dirt, but cannot include any in-ground trees or landscape elements that would preclude SRP from maintaining the Ditch from either the north or south banks. An interpretive feature will be installed at the western end of the site along 8th Street (see attached concept plan) and will tell the story of the Ditch and the pre-historic and historic significance of this area. At the time of the DRC hearing, the landscape treatment of the banks of the Ditch and the historic feature will have been reviewed by the Tempe Historic Preservation Commission with the intent of being issued a Certificate of Appropriateness in accordance with Tempe’s City Code.



Regarding the placement of the buildings and their relationship with the adjoining streets, the townhomes will front 8th Street with front doors, stoops and living-room windows facing the street. This will activate this frontage and bring life to this part of the site that has been essentially undeveloped since the Tempe Manor Apartments were built in 1958. The new buildings on 8th Street are also staggered to align with the bend in the irrigation easement, creating greater visual interest and movement in facade. An open space has been designed in between the two townhome clusters along 8th Street which breaks up the building masses and brings the buildings into scale with others along 8th Street. Finally, a low masonry wall with wrought iron above will run on the south bank of the Ditch, the length of the 8th Street frontage

enhance the comfort of the residents by providing shade throughout the project. The front yards of Buildings 3 & 4 will include trees to provide shade and soften the façade views from the south. Tree placement at the east and west ends of the buildings will also help to mitigate heat gain.

Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings

The primary building materials are integral-color stucco and brick, with wood and metal accents included throughout the project. The use of stucco and brick for the exterior walls are durable and quality materials that are appropriate for this climate and can be easily maintained over time. The existing buildings in the surrounding area feature an eclectic mix of building materials and finishes and do not convey a predominate architectural style or materials palette to draw from. The chosen materials are intended to combine quality, form and function providing the owners and residents of this project with long-lasting buildings that will stand the test of time.

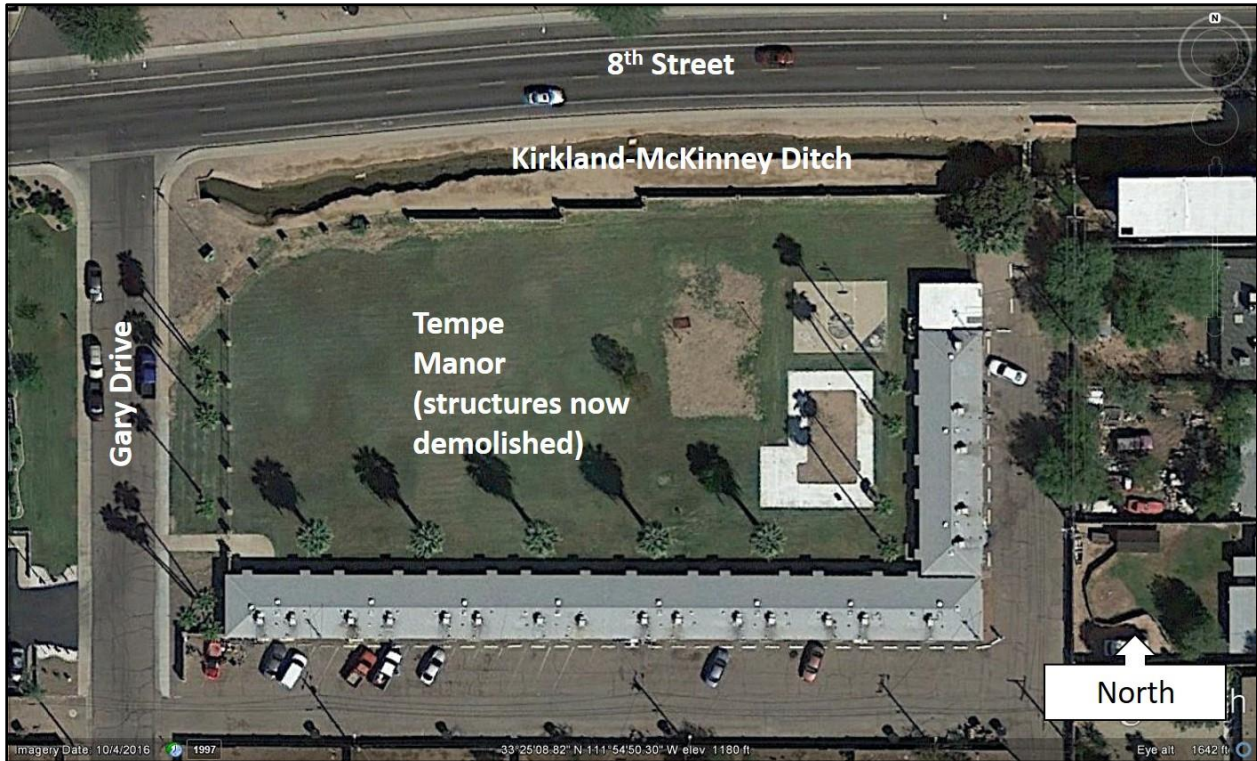
See the enclosed materials board for details and placement regarding building materials.



Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings



The site is located at the southeast corner of 8th Street and Gary Drive and approximately 2 acres in size. It is rectangular and features the historic Ditch along the entire length of its northern boundary. An irrigation easement for the Ditch overlays the property for 35' south of the site's northern property line, which is 8' from back of the 8th Street sidewalk. The site is bounded on the south and east sides by 20' public alleys, both of which are paved and used historically for vehicular access for the Tempe Manor apartments. Uses surrounding the site include multifamily residential to the north and west and single family south and east. The historic Creamery Complex (home of the original Four Peaks brewery and restaurant) is located 200' west on the north side of 8th Street.



It would be fair to characterize this area as ‘eclectic’ in both mix of uses and architectural styles. The Lofts on 8th project is designed to work within the site constraints while being compatible with the surrounding neighborhood in scale and character. The buildings are 36 feet tall and consistent in height and massing with other buildings west of this location on 8th Street. Because of the location of the irrigation easement, the buildings are set back nearly 50’ from 8th Street and are 30’ from the back walls of the adjoining single-family homes.

It is worth reiterating that the south row of buildings are oriented with their front doors facing south to the adjoining neighborhood. This was a conscience design decision to orient the project so that it would not “turn its back” to the neighborhood.

Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at, and near, street level

Because the site is a relatively narrow rectangle, the buildings are necessarily long as well. The façade design and the roof parapet articulation are intended to create movement and break the façade into interlocking planes that are distinguished in color and/or materials. The buildings are grounded at the base by the front doors and stoops as well as brick or wood cladding. The building tops are varied in the parapet height and include a lighter contrasting colored cap on the parapet to further define and enhance the roof lines.



The street-level pedestrian experience is enhanced by the landscaped stoops in front of each townhome that encourages residents to utilize this space for a range of activities while providing a delineation of this space through the use of low walls between each of these spaces.

Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc., while responding to varying climatic and contextual conditions

Viewing this project from 8th Street, the project features two buildings comprised of seven townhomes in each building. The front doors of these units face 8th Street as do large windows on all three floors. The facades are varied by interlocking planes of differing colors and materials to create visual interest to the relatively long building facades while seeking to minimize the appearance of height given the project's location adjacent to a single-family neighborhood. The windows are recessed to varying degrees and feature metal shade elements to provide both shade and visual interest to the façade. The entryways of the units are semi enclosed and include a small patio as well as landscaped area providing a usable space for residents (in addition to the large private decks at the back of each unit).

The defining feature of this site is the Ditch, and this project seeks to integrate the housing with this feature in a way that is contextually appropriate through the installation of new landscaping on the banks of the Ditch and orienting buildings so that they face the Ditch and treat the area as a project amenity.

Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance

The project supports CPTED principals in the following ways:

- Territoriality – the project’s design creates a clear hierarchy of public, semi-private and private spaces including the use of low walls to separate the small yards in front of each unit as well as stoops to further delineate the semi-private realm. The second floor decks are an example of fully private outdoor spaces provided within the project.
- Natural Surveillance – the placement of doors, windows and walkways provide substantial natural surveillance opportunities throughout the entire project, including parking areas, and the pool. The Ditch will have windows and doors overlooking that area, increasing safety and security.
- Access Control – while the project is not gated it achieves a high degree of access control through the natural surveillance noted above and the orientation of windows and doors on a common walkway between the buildings. A block and wrought iron wall will separate the Ditch from the northern buildings enhancing safety and access control. And a similar wall will separate and screen the alley parking from the adjacent townhome units
- Activity Support – passive activity support is created through the shared walkways and open spaces throughout the project allowing residents to interact and be naturally aware of what’s happening within the project.
- Maintenance – all landscaping and grounds will be professionally maintained by the townhome association so that trees and shrubs will be regularly trimmed to minimize hiding places and conflicts with site lighting (which will also be kept in good repair by the association).

Landscape accents and provides delineation from parking, buildings, driveways and pathways

Landscape elements are utilized wherever possible to break up project elements and provide a welcoming environment for residents to enjoy the common spaces throughout the project. The common parking area features landscape islands on both ends of parking rows and trees to provide additional shade. The common walkways are bordered by landscape treatments with opportunities for residents to provide their own plantings in front of their townhomes. The Ditch is also being improved with landscape that will provide visual interest to the banks while allowing maintenance vehicle access. For additional information regarding the Ditch Landscape, see the attached letter of request for a Certificate of Appropriateness from the Tempe Historic Preservation Commission.

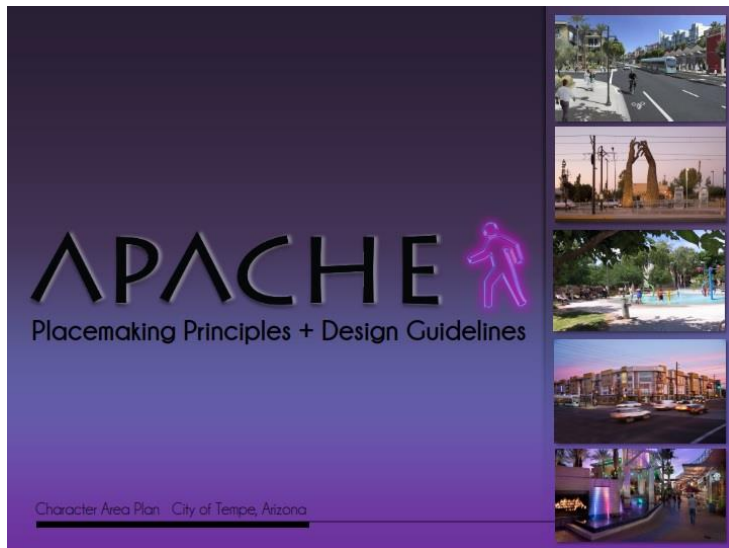
Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located

All building mounted signs and addresses will conform to Tempe’s sign code and CPTED guidelines for day and night visibility as well as placement.

Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.

The lighting has been designed to effectively illuminate the vehicular and pedestrian areas without creating unnecessary glare or spillover that would negatively affect the adjoining homes. Building mounted fixtures will illuminate the drives and alleys while a mix of building and pole mounted fixtures will be used in the walkway areas between the buildings as well as the parking and open space areas. All fixtures will conform to Tempe’s lighting standards and will not conflict with the landscaping.

Conformance with Apache Character Area Plan



The Lofts on 8th project conforms with the Apache Character Plan in numerous ways to support the community’s desire to preserve neighborhoods and cultural resources while encouraging authentic and quality development. The character plan outlines 18 core principles which cover a wide range of topics including preservation, landscape, transportation and streets. The following are examples of how this project addresses the Apache Character Plan both specifically (where applicable) and generally:

- Historic Preservation – The character plan specifically discusses the desire to work with SRP to install shade trees along the banks of the Ditch. The project’s landscape plan shows trees in planter boxes rather than in-ground, this is a compromise that allows for street trees while also preserving the structural integrity of the concrete lining of the Ditch. Also, an interpretive feature will be installed at the western end of the Ditch, adjacent to the sidewalk on 8th Street, to highlight the history and function of the Ditch as well as the history of “Old 8th Street” in general.
- Landscape – the two existing mature Fig Trees at the northeast corner of the site adjacent to the Ditch will be maintained and incorporated into the landscape plan for the Lofts on 8th Project. These trees serve as a “community differentiator” per the character plan and will be a strong landscape element within the new project.
- Shade –In addition to the 8th Street container trees, new trees will be planted adjacent to the sidewalk on Gary Drive. There is currently no shade on either of the 8th Street or Gary Drive frontages, this project will provide a significant improvement over the existing conditions. The project will feature ample shade throughout the interior of the project as well.

- Transitions – this site’s existing R-4 zoning adjacent to R1-6 single-family housing epitomizes the conditions mentioned in this principle. This project demonstrates an appropriate scale and building proportion for buildings on 8th Street and fosters pedestrian/resident interaction through the placement of stoops on the front of the units and adjacent shared walkways and common elements. The south and east sides of the project transition to the adjoining single family through the use of building stepbacks as well as alleys to provide physical separation.
- Neighborhood Identity: Authentic Character –The landscape treatment of the Ditch combined with the interpretive feature should provide a greater sense of place and provide an historic context that contributes to authenticity (in a place like the Ditch where true authenticity is not practical or feasible at this time).
- Canal-Oriented Development – the project not only provides landscape enhancements to the Ditch but also orients townhomes to face the Ditch and incorporate it as a feature of the project.

In closing, 8th Street Developers is proud of this proposal and excited for the opportunity to develop an outstanding community in such a unique and dynamic neighborhood. It is our hope that the Tempe Staff and Development Review Commission will agree and approve this request. Feel free to contact me with any questions at (317) 987-2780 or tomt@highlineus.com, or you may contact my local development representative Neil Calfee at (480) 296-3998 or neil@calfeegroup.com.

Sincerely,

Tom Troeger
8th Street Developers, LLC

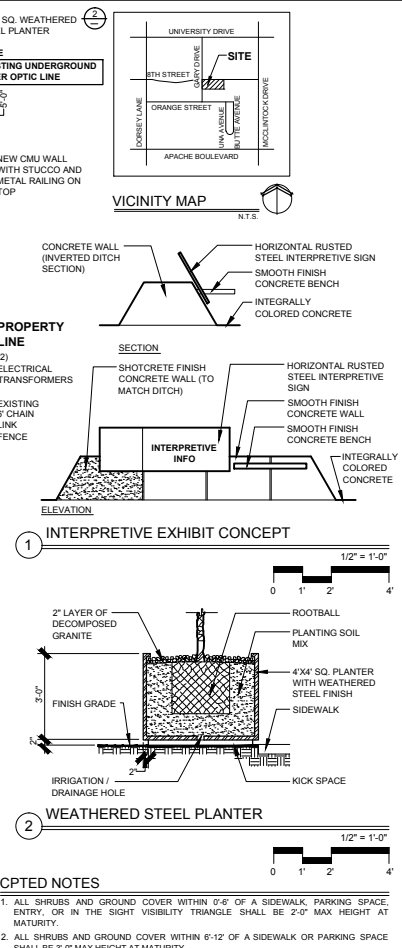
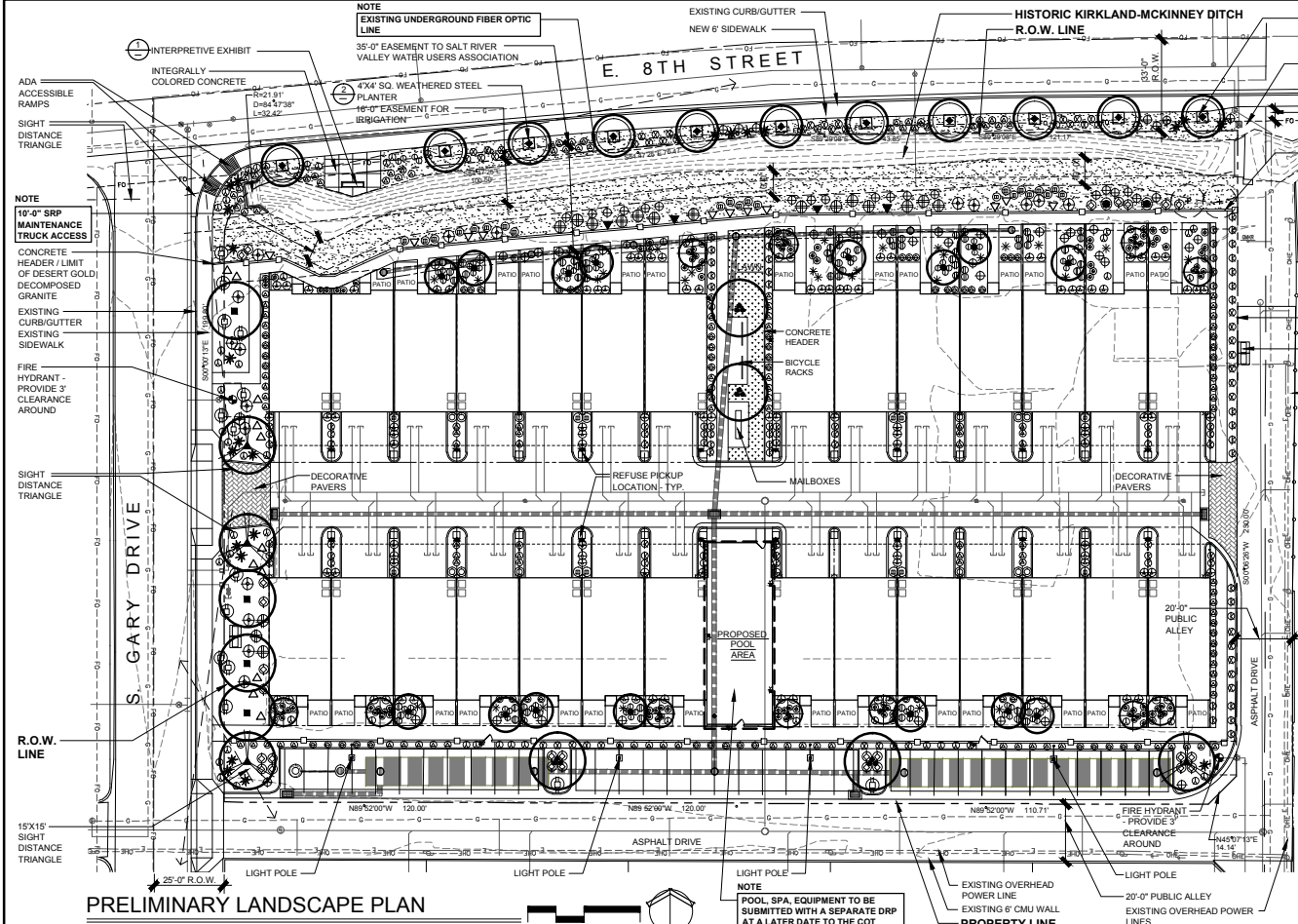
Letter of Explanation for a Use Permit to Reduce Front Yard Setback
Lofts on 8th – 1403 E. 8th Street

8th Street Developers is requesting a Use-Permit to reduce the front setback from 20' to 16' for the proposed Lofts on 8th Project located at 1403 E. 8th Street – Case Number: PL180072.

The reduction in Front Setback from 20 feet to 16 feet will allow the project to maintain the furthest distance possible (without seeking a variance) between the buildings and the adjacent single-family homes which front on Una Ave.

The following addresses Design Standards and Zoning and Development Code Criteria Section 6-308E:

1. **Any significant vehicular or pedestrian traffic in adjacent areas;**
No – the reduction in Front Yard Setback will not result in any significant additional vehicular or pedestrian traffic in adjacent areas.
2. **Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions;**
No Nuisance is expected through the reduction in Front Yard Setback. As a for-sale townhome project there should be no significant emissions of odor, dust, gas, noise, vibration, smoke, or heat. Any additional glare from windows would be mitigated by shades and window coverings.
3. **Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives or policies of the city's adopted plans for General Plan;**
As a high-end for-sale townhome project, this development should only promote higher property values and improve the neighborhood. Reduction of the Front Yard Setback by four feet would not cause deterioration to the neighborhood or a downgrade in property values.
4. **Compatibility with existing surrounding structures and uses**
The surrounding uses are primarily residential and oriented in the same manner and set backs as the proposed project.
5. **Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.**
No disruptive behavior is expected by project residents, however the project CCR's will include general provisions regarding nuisance activities within the development boundaries. The CCR's would then give the HOA the ability to notice and eventually abate any nuisance which might be created.



LANDSCAPE IMPROVEMENTS FOR
LOFTS ON 8TH
 1403 E. 8TH STREET
 TEMPE, AZ 85281



REVISION	DATE	DESCRIPTION
1		
2		



NOTICE

PRELIMINARY LANDSCAPE PLAN

DATE: 08.14.18
 PROJECT NO.: 1728
 DRAWN BY: DCG
 CHECKED BY: KJM
 SCALE: 1/2"=0'-0" 1 OF 1

PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE AT PLANTING	QTY.	SIZE AT MATURITY	REMARKS
EXISTING TREES:					
⊕	EXISTING HISTORIC / MATURE FIG TREES TO REMAIN				
TREES:					
⊕	ACACIA ANEURA	24" BOX	11	15'Wx20'H	
⊕	MULGA	5-7'Hx2-3'Wx1.5'CAL.	15	15'Wx20'H	
⊕	ACACIA WILLARDIANA	36" BOX	11	15'Wx20'H	
⊕	PALD BLANCO	9-11'Hx5-7'Wx2'CAL.	15	15'Wx20'H	
⊕	CAESALPINA MEXICANA	24" BOX	11	15'Wx15'H	
⊕	MEXICAN BIRD OF PARADISE	5-7'Hx3-4'Wx1'CAL.	11	15'Wx20'H	
⊕	CERCIDIMUM HYBRID 'AZT'	36" BOX	4	30'Wx30'H	
⊕	'AZT' THORNLESS PALO VERDE	8-10'Hx5-7'Wx2'CAL.	4	30'Wx30'H	
⊕	JACARANDA MIMOSIFOLIA	36" BOX	4	30'Wx40'H	
⊕	JACARANDA	10-12'Hx5-6'Wx2'CAL.	4	30'Wx40'H	
⊕	PROSOPIS THORNLESS HYBRID 'AZT'	24" BOX	4	30'Wx30'H	
⊕	'AZT' THORNLESS MESQUITE	5-7'Hx6-7'Wx1.5'CAL.	4	30'Wx30'H	
SHRUBS:					
⊕	CAESALPINA PULCHERRIMA	5 GALLON	18	6'-0" HT.	
⊕	RED BIRD OF PARADISE	5 GALLON	18	6'-0" HT.	
⊕	CARISSA 'BOXWOOD BEAUTY'	5 GALLON	103	2'-0" HT.	
⊕	NATAL PLUM	5 GALLON	103	2'-0" HT.	

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE AT PLANTING	QTY.	SIZE AT MATURITY	REMARKS
SHRUBS - CONT.					
⊕	CHRYSANTHINA MEXICANA	5 GALLON	59	2'-0" HT.	
⊕	DAMAZANTA	5 GALLON	22	3'-0" HT.	
⊕	JUSTICIA CALIFORNICA	5 GALLON	17	3'-0" HT.	
⊕	CHUPARROSA	5 GALLON	17	3'-0" HT.	
⊕	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	5 GALLON	17	3'-0" HT.	
⊕	GREEN CLOUD SAGE	5 GALLON	17	3'-0" HT.	
⊕	MULBENBERGIA CAPILLARIS 'REGAL MIST'	5 GALLON	133	3'-0" HT.	
⊕	PINK MUHLY	5 GALLON	12	3'-0" HT.	
⊕	RUELLIA BRITTONIANA	5 GALLON	12	3'-0" HT.	
⊕	MEXICAN PETUNIA	5 GALLON	61	3'-0" HT.	
⊕	RUELLIA BRITTONIANA 'CHI CHI'	5 GALLON	61	3'-0" HT.	
⊕	PINK PETUNIA	5 GALLON	61	3'-0" HT.	
⊕	RUELLIA PENINSULARIS	5 GALLON	27	2'-0" HT.	
⊕	DESERT RUELLIA	5 GALLON	27	2'-0" HT.	
CACTI / ACCENTS:					
⊕	AGAVE MURPHEYI	5 GALLON	22	3'-0" HT.	
⊕	AGAVE	5 GALLON	66	2'-0" HT.	
⊕	ALOE BARBADENSIS	5 GALLON	66	2'-0" HT.	
⊕	MEDICINAL ALOE VERA	5 GALLON	31	2'-0" HT.	
⊕	EUPHORBIA RESINIFERA	5 GALLON	31	2'-0" HT.	
⊕	MOROCCAN MOUND	5 GALLON	31	2'-0" HT.	
⊕	OPUNTIA FIGUIS-INDICA	15 GALLON	22	15' HT.	
⊕	INDIAN FIG PRICKLY PEAR	15 GALLON	22	15' HT.	

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE AT PLANTING	QTY.	SIZE AT MATURITY	REMARKS
GROUND COVER:					
⊕	ACACIA REDOLENS 'DESERT CARPET'	5 GALLON	14	2'-0" HT.	
⊕	TRAILING ACACIA	1 GALLON	50	2'-0" HT.	
⊕	BACCHARIS PILLULARIS	1 GALLON	50	2'-0" HT.	5 PAD MIN.
⊕	DWARF COYOTE BUSH	1 GALLON	45	2'-0" HT.	
⊕	BULBINE FRUTESCENS	1 GALLON	45	2'-0" HT.	
⊕	BULBINE	1 GALLON	45	2'-0" HT.	
⊕	CONVOLVULUS CNERIUM	1 GALLON	86	2'-0" HT.	
⊕	BUSH MORNING GLORY	1 GALLON	86	2'-0" HT.	
⊕	DALEA CAPITATA 'SIERRA GOLD'	5 GALLON	69	2'-0" HT.	
⊕	SIERRA GOLD DALEA	5 GALLON	62	2'-0" HT.	
⊕	DALEA GREGGII	5 GALLON	62	2'-0" HT.	
⊕	TRAILING INDIGO BUSH	5 GALLON	57	2'-0" HT.	
⊕	TRAILING YELLOW LANTANA	5 GALLON	57	2'-0" HT.	
⊕	LANTANA MONTEVIDEENSIS 'NEW GOLD'	5 GALLON	57	2'-0" HT.	
⊕	TRAILING YELLOW LANTANA	5 GALLON	57	2'-0" HT.	
VINES:					
⊕	ANTISONON LEPTOPUS	15 GALLON	2	VINE	
⊕	QUEENS WREATH	15 GALLON	2	VINE	
⊕	BOUGANVILLEA SP. 'BARBARA KARST'	15 GALLON	4	VINE	
⊕	BARBARA KARST BOUGANVILLEA	15 GALLON	4	VINE	

CPTED NOTES

- ALL SHRUBS AND GROUND COVER WITHIN 0'-6" OF A SIDEWALK, PARKING SPACE, ENTRY, OR IN THE SIGHT VISIBILITY TRIANGLE SHALL BE 2'-0" MAX HEIGHT AT MATURITY.
- ALL SHRUBS AND GROUND COVER WITHIN 6'-12" OF A SIDEWALK OR PARKING SPACE SHALL BE 3'-0" MAX HEIGHT AT MATURITY.

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS
HEADER:				
—	CONCRETE HEADER			
LAWN:				
⊕	MID-IRON (SOD)		746 S.F.	
DECOMPOSED GRANITE:				
⊕	'EXPRESS BROWN'	1/2" MINUS	13,100 S.F.	ALL ON-SITE LANDSCAPE AREAS TO RECEIVE A 2" LAYER OF DECOMPOSED GRANITE UNLESS OTHERWISE NOTED ON PLANS. AS SUPPLIED BY GRANITE EXPRESS MESA, AZ. PH: 480.354.6809
⊕	'DESERT GOLD'	1/4" MINUS	9,000 S.F.	INSTALL A 2" LAYER OF DECOMPOSED GRANITE ALONG HISTORIC KIRKLAND MCKINNEY DITCH

IRRIGATION SYSTEM

ALL PLANT MATERIAL TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND 'HARD PIPE' DRIP IRRIGATION SYSTEM. TREES, SHRUBS/GROUND COVER, AND LAWN SHALL BE VALVED SEPARATELY. LAWN AREAS TO BE IRRIGATED BY AN UNDERGROUND 'HARD PIPE' SYSTEM WITH LOW ANGLE POP UP SPRAY HEADS.

Wilshire Weathering Steel Planters

Materials: **Weathering Steel**

The natural richness of non-corroding weathering steel is now available with the quality, range of standards and custom sizes that you come to rely on from Tournesol Siteworks.



- Fully-welded corners
- Sealed interiors with drain holes
- Natural, rustic, weathered finish
- Available in sizes up to 8' L and 30" W x 30" H

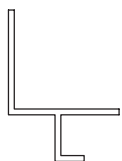


Weathering steel planters are offered as standard in the sizes below. However, a wide variety of rectangular, square and curved planters may be custom fabricated. Check with your salesperson for details.

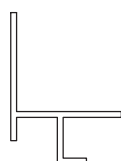
Wilshire Collection Weathering Steel

Part. No.	Description	Planter Size	Weight (lbs.)	Soil Volume (cubic ft.)	Recommended Irrigation
WWR-241824	Wilshire weathering steel rectangular planter	24" L x 18"W x 24" H	86 lbs.	5.5	CWM-R2014-MS
WWR-361824	Wilshire weathering steel rectangular planter	36" L x 18"W x 24" H	115 lbs.	8	CWM-R2014-MS
WWR-481824	Wilshire weathering steel rectangular planter	48" L x 18"W x 24" H	148 lbs.	11	CWM-R2014-2k
WWR-601824	Wilshire weathering steel rectangular planter	60" L x 18"W x 24" H	177 lbs.	14	CWM-R2014-2k
WWR-721824	Wilshire weathering steel rectangular planter	72" L x 18"W x 24" H	210 lbs.	16.5	CWM-R2014-3k
WWR-961824	Wilshire weathering steel rectangular planter	96" L x 18"W x 24" H	267 lbs.	22	CWM-R2014-4k
WWR-362424	Wilshire weathering steel rectangular planter	36" L x 24"W x 24" H	132 lbs.	11	CWM-R2914-MS
WWR-482424	Wilshire weathering steel rectangular planter	48" L x 24"W x 24" H	169 lbs.	14.5	CWM-R2014-2k
WWR-602424	Wilshire weathering steel rectangular planter	60" L x 24"W x 24" H	200 lbs.	18.5	CWM-R2014-2k
WWR-722424	Wilshire weathering steel rectangular planter	72" L x 24"W x 24" H	238 lbs.	22	CWM-R2014-3k
WWR-962424	Wilshire weathering steel rectangular planter	96" L x 24"W x 24" H	299 lbs.	29.5	CWM-R2014-4k
WWR-363030	Wilshire weathering steel rectangular planter	36" L x 30"W x 30" H	173 lbs.	17.5	CWM-R2920-MS
WWR-483030	Wilshire weathering steel rectangular planter	48" L x 30"W x 30" H	219 lbs.	23.5	CWM-R2020-2k
WWR-603030	Wilshire weathering steel rectangular planter	60" L x 30"W x 30" H	256 lbs.	29	CWM-R2020-2k
WWR-723030	Wilshire weathering steel rectangular planter	72" L x 30"W x 30" H	301 lbs.	35	CWM-R2020-3k
WWR-963030	Wilshire weathering steel rectangular planter	96" L x 30"W x 30" H	375 lbs.	46.5	CWM-R2020-4k
WWR-2400	Wilshire weathering steel square planter	24" L x 24"W x 24" H	106 lbs.	7.5	CWC-R1850/CWM-R1120-2k
WWR-3000	Wilshire weathering steel square planter	30" L x 30"W x 27" H	150 lbs.	13	CWM-R2020-2k
WWR-3600	Wilshire weathering steel square planter	36" L x 36"W x 30" H	204 lbs.	21	CWM-R2920-2k
WWR-4800	Wilshire weathering steel square planter	48" L x 48"W x 36" H	344 lbs.	45.5	CWM-R2920-2k

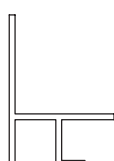
Part. No.	Options for Wilshire Weathering Steel Rectangular Planters
WWR-LC	Light Channel - 1" bottom reveal (with interior wall surface for lighting strip mounting)
WWR-RE	Full Toe Kick - 2" bottom reveal for Wilshire weathering steel rectangular planters
WWR-SK	Full Skirt - Complete skirt for Wilshire weathering steel rectangular planters (1/4" gap from floor)



Full Toe Kick
RE

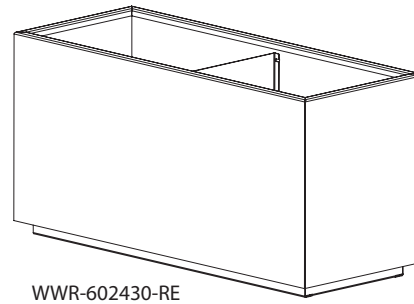
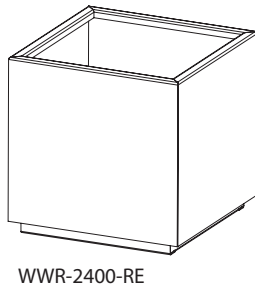
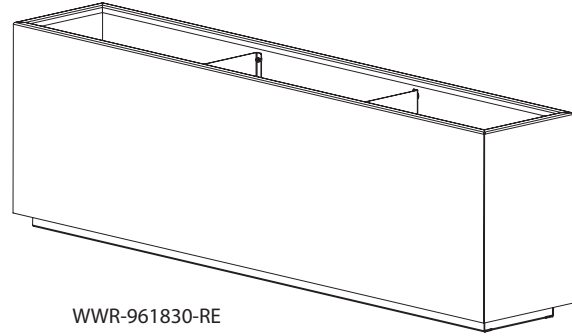
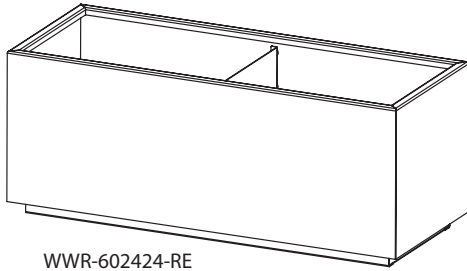


Light Channel
LC



Full Skirt
SK

3 BASE OPTIONS

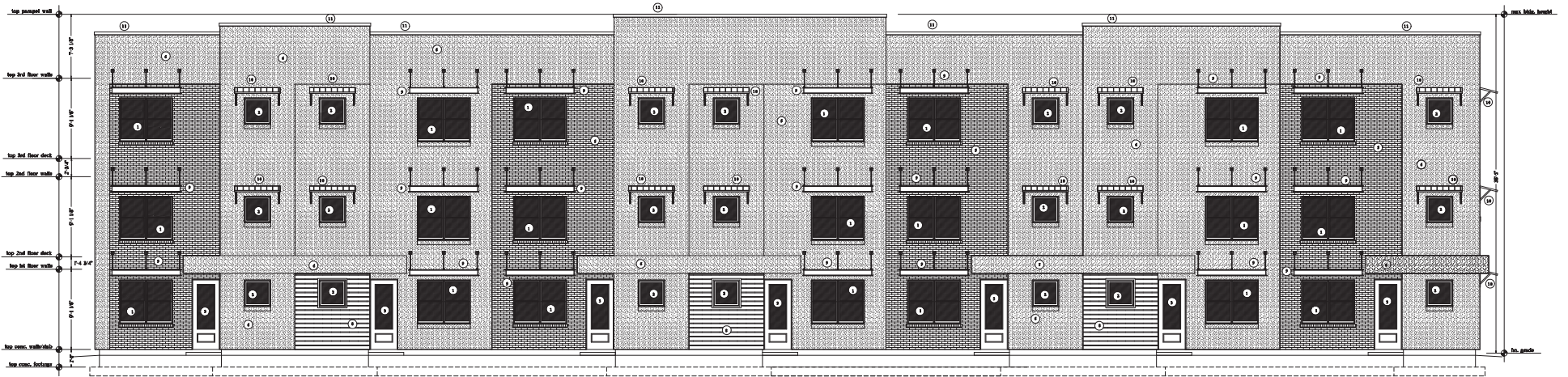


Base Options - available as standard on any weathering steel planter. Please specify at time of order.

- **Full Toe Kick:** a reveal which visually lightens the mass.
- **Light Channel:** designed to allow an LED lighting strip to be applied to the inside for sub-lighting effect.
- **Full Skirt:** leaves a 1/4" gap between planter and the surface for ventilation and drainage.

Properties of Weathering Steel

- Planters are shipped with rustic mill scale finish. They may begin to rust in transit. Initial rust patina develops within weeks, complete rusting may take years to develop.
- Exact finish and rate of rust patina formation varies greatly based on environmental conditions at the installation location.
- Some environmental conditions will hasten the weathering steel process causing early rust (e.g. salt and/or sub-tropical climate).
- Rust staining will likely occur on any surface the planter is mounted on, as well as any path that rain runoff follows, and any gutter/drain system near the planter. This will lessen over time.
- Exact color of patina will change over time from a vibrant orange to a darker brown color.



NORTH ELEVATION

BUILDING #1
SCALE: 3/16"=1'-0"

FINISH LEGEND

Label	Description	Manufacturer	Brand	Style	Material	Finish	Color
WINDOWS							
(1)	Single hung windows	Cascade Windows	Cascade	Single hung	Vinyl	NA	White
(2)	Awning windows	Cascade Windows	Cascade	Awning	Vinyl	NA	White
EXTERIOR DOORS							
(3)	Exterior Door	Platypus	Amelia 300	DSMC	Fiberglass	NA	White
(4)	Sliding Door	Cascade Windows	Cascade	Sliding Door	Vinyl	NA	White
MASONRY							
(5)	Masonry	Endcoast	TBD	Modular	Thin Brick	NA	Antique Beige
STUCCO							
(6)	Stucco	Western Building Products	Western 1 Coat	NA	Exterior plaster	Stucco finish	White
ROOFING							
(7)	Roofing	Western States Metal Roofing	NA	1/2" Corrugated	Steel	NA	Matte black
SIDING							
(8)	Wood siding	James Hardie	TBD	TBD	Fiber cement	Shaded	TBD
TRIM							
(9)	Metal awning	TBD	NA	NA	Steel	NA	TBD
(10)	Metal awning	TBD	NA	NA	Steel	NA	TBD
(11)	Coping	TBD	NA	NA	TBD	NA	White

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SQUARE FOOTAGE

First Floor:	3,283
Second Floor:	6,034
Third Floor:	6,216
Living Total:	15,533
Garage:	3,584
Decks:	1,872
Total:	20,761

Documentation

This set of architectural drawings is prepared by the architect and is intended to be used for the construction of the project. It is not intended to cover all contingencies and the contractor shall provide all regional documentation for the project, including but not limited to, local codes and regulations.

Revisions

North
Elevation

A2.0

Plan For: Lofts on 8th - Building #1
Location: 1403 E. 8th Street, Tempe, AZ 85281

SPALDING
DESIGN
GROUP

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FAX: 474-257-0246
1001 E. McDowell, Suite 200
Phoenix, AZ 85004

DATE: 07-17-2010
DRAWN BY: JRS
CHECK BY: JRS
M.D.P.: JRS
Scale: 3/16"=1'-0"

REGISTERED ARCHITECT
61846
JOHN F.
SPALDING

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SOUTH ELEVATION

WALLING #1
SCALE: 1/4"=1'-0"

Label	Description	Manufacturer	Series	Style	Material	Finish	Color
WINDOWS							
(1)	Single hung windows	Cascade Windows	Cascade	Single hung	Vinyl	NA	White
(2)	Awning windows	Cascade Windows	Cascade	Awning	Vinyl	NA	White
EXTERIOR DOORS							
(3)	Exterior Door	Platigo	Smooth Rim	6000C	Fiberglass	NA	White
(4)	Sliding Door	Cascade Windows	Cascade	Sliding Door	Vinyl	NA	White
MASONRY							
(5)	Masonry	Endicott	TBD	Mastor	Thin Brick	NA	Johnson Stone
STUCCO							
(6)	EIFS veneer	Western Shaded Products	Western I-Side	NA	Exterior plaster	Sand finish	Varies
ROOFING							
(7)	Metal roofing	Western Shain Metal Roofing	NA	1/2" Corrugated	Steel	NA	Matte Black
SIDING							
(8)	Wood siding	James Hardie	TBD	TBD	Fiber cement	Flattened	TBD
TRIM							
(9)	Metal extrusion	TBD	NA	NA	Steel	NA	TBD
(10)	Metal extrusion	TBD	NA	NA	Steel	NA	TBD
(11)	Casing	TBD	NA	NA	TBD	NA	White

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SQUARE FOOTAGE

First Floor:	3,283
Second Floor:	6,034
Third Floor:	6,216
Living Total:	15,533
Garage:	3,354
Decks:	1,872
Total:	20,761

Documentation
This is an architectural drawing. It is not intended to be used for construction without the approval of the architect. The architect is not responsible for any errors or omissions in this drawing. The contractor shall provide all required information for the proper construction of the work.

Revisions

South Elevation

A2.1

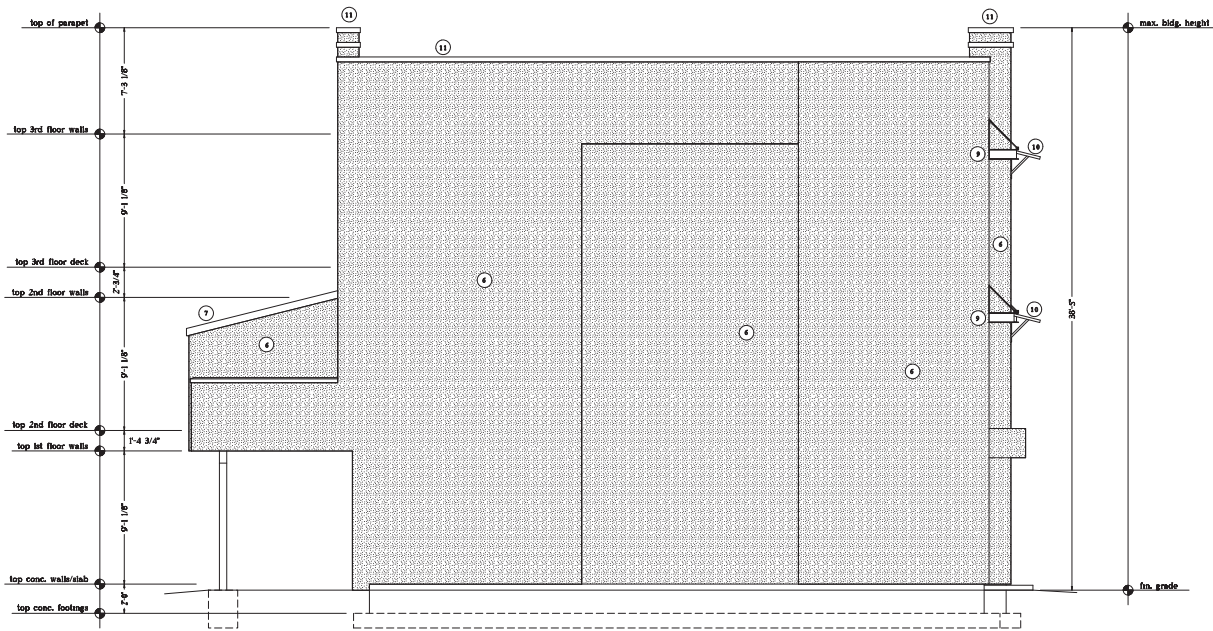
Plan For: Lofts on 8th - Building #1
Location: 1403 E. 8th Street, Tempe, AZ 85281

SPALDING DESIGN GROUP

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DATE: 07-17-2018
DRAWN BY: JTS
CHECK BY: JTS
M.D.P. JTS
Scale: 3/16"=1'-0"



EAST ELEVATION
 BUILDING #1
 LOFTS ON 8TH
 SCALE: 1/4"=1'-0"



ISOMETRIC VIEW
 BUILDING #1
 LOFTS ON 8TH
 NO SCALE

Label	Description	Manufacturer	Series	Style	Material	Finish	Color
WINDOWS							
1	Single hung windows	Onyx Windows	Onyx	Single hung	Vinyl	NA	White
2	Awning windows	Onyx Windows	Onyx	Awning	Vinyl	NA	White
EXTERIOR DOORS							
1	Exterior Door	Platpro	Smooth Skin	DBSC	Plywood	NA	White
2	Sliding Door	Onyx Windows	Onyx	Sliding Door	Vinyl	NA	White
MASONRY							
1	Masonry	Eurocast	TBD	Modular	Thin Brick	NA	Antique Sand
STUCCO							
1	EIFS system	Western Shaded Products	Western 1-Step	NA	Exterior plaster	Sand finish	Varies
ROOFING							
1	Metal roofing	Western Shaded Shingles	NA	1/2" Corrugated	Steel	NA	White Metal
SIDING							
1	Wood siding	James Hardie	TBD	TBD	Fiber cement	Smooth	TBD
TRIM							
1	Metal awning	TBD	NA	NA	Steel	NA	TBD
2	Metal awning	TBD	NA	NA	Steel	NA	TBD
3	Coping	TBD	NA	NA	TBD	NA	White

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SQUARE FOOTAGE
 First Floor: 3,283
 Second Floor: 6,034
 Third Floor: 6,216
 Living Total: 15,533
 Garage: 3,354
 Decks: 1,872
 Total: 20,761

Documentation
 This architectural drawing set is the property of the architect and is to be used only for the project and location specified. It is not to be used for any other project or location without the written consent of the architect. The architect shall provide all required documentation for the project, including but not limited to, all necessary permits and approvals.

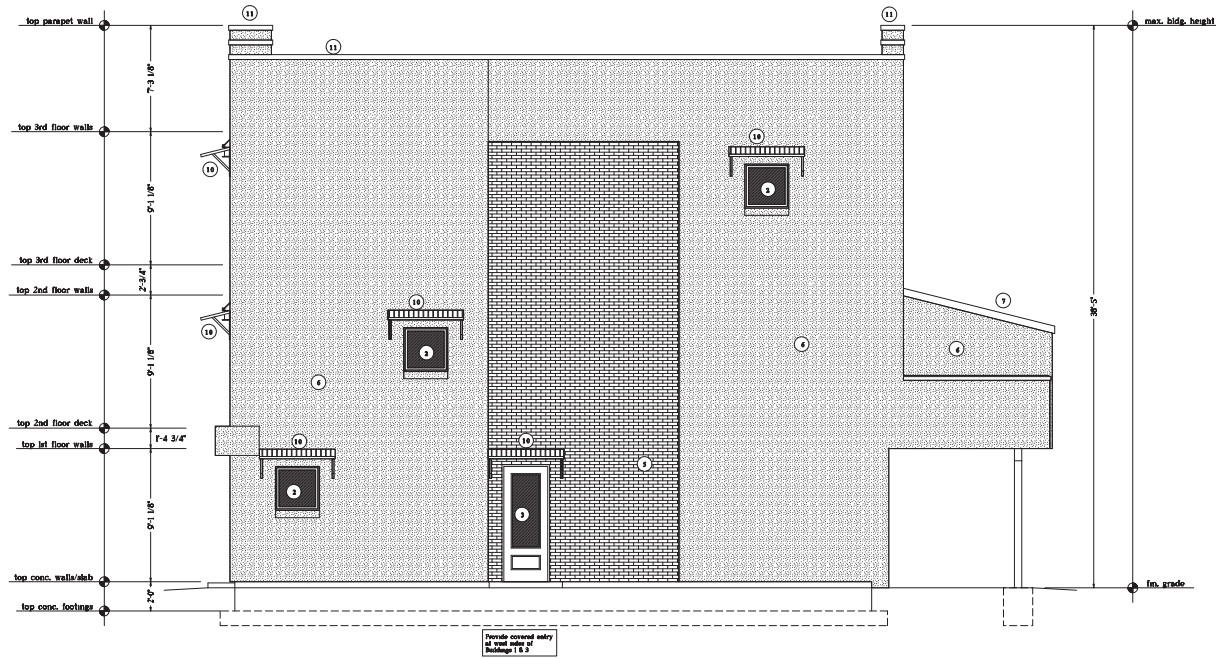
Revisions

East Elevation

A2.2

Plan For: Lofts on 8th - Building #1
 Location: 1403 E. 8th Street, Tempe, AZ 85281

SPALDING DESIGN GROUP
 REGISTERED ARCHITECT
 61646 JOHN B. SPALDING
 0011101001 7-17-2010
 DRAWN BY: SHK BY: JRS
 MDP: JRS
 Scale: 3/16"=1'-0"
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WEST ELEVATION BUILDING #1
 LOFTS ON 8TH SCALE: 1/4"=1'-0"



ISOMETRIC VIEW BUILDING #1
 LOFTS ON 8TH NO SCALE

FINISH LEGEND

Label	Description	Manufacturer	Series	Style	Material	Finish	Color
WINDOWS							
1	Single hung windows	Cascade Windows	Cascade	Single hung	Vinyl	NA	White
2	Arched windows	Cascade Windows	Cascade	Arched	Vinyl	NA	White
EXTERIOR DOORS							
3	Sliding Door	Pacific	Smooth Skin	Sliding	Aluminum	NA	White
4	Sliding Door	Cascade Windows	Cascade	Sliding Door	Vinyl	NA	White
MASONRY							
5	Masonry	Balcoast	TBD	Masonry	Thin Brick	NA	Airman Bead
STUCCO							
6	Stucco veneer	Ventura Beaded Products	Ventura 1-Gate	NA	Exterior plaster	Sand finish	Vanilla
ROOFING							
7	Metal roofing	Ventura Steel Metal Roofing	NA	1/2" Corrugated	Steel	NA	White Metal
SIDING							
8	Wood siding	James Hardie	TBD	TBD	Fiber cement	Shaded	TBD
TRIM							
9	Wood casing	TBD	NA	NA	Wood	NA	TBD
10	Wood casing	TBD	NA	NA	Wood	NA	TBD
11	Casing	TBD	NA	NA	TBD	NA	White

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SQUARE FOOTAGE
 First Floor: 3,288
 Second Floor: 6,034
 Third Floor: 6,216
 Living Total: 15,538
 Garage: 3,354
 Decks: 1,872
 Total: 20,761

Documentation
 This architectural drawing is the property of the architect and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The architect shall provide all required documentation for the project, including but not limited to, all drawings, specifications, and schedules.

Revisions

West Elevation

A2.3

Plan For: Lofts on 8th - Building #1
 Location: 1403 E. 8th Street, Tempe, AZ 85281

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 FAX: 801-225-0246
 WWW.SPALDINGDESIGN.COM

Scale: 3/16"=1'-0"


LOFTS
ON 8TH



1403 EAST 8th STREET  TEMPE ARIZONA




LOFTS
ON 8TH



1403 EAST 8th STREET  T E M P E A R I Z O N A



LOFTS
ON 8TH



1
2
2
2

LEGEND
1- 2" OFFSET
2- 18" OFFSET

1403 EAST 8th STREET TEMPE ARIZONA

ATTACHMENT 30




LOFTS
ON 8TH



1403 EAST 8th STREET  TEMPE ARIZONA



LOFTS
ON 8TH



2

1

2

1

2

2

LEGEND

1- 2" OFFSET

2- 18" OFFSET




LOFTS
ON 8TH



1403 EAST 8th STREET **ATTACHMENT 33** TEMPE ARIZONA



LOFTS
ON 8TH



LEGEND
1- 2" OFFSET
2- 18" OFFSET

1403 EAST 8th STREET **LOFTS** TEMPE ARIZONA

ATTACHMENT 34




LOFTS
ON 8TH



1403 EAST 8th STREET  T E M P E A R I Z O N A




LOFTS
ON 8TH



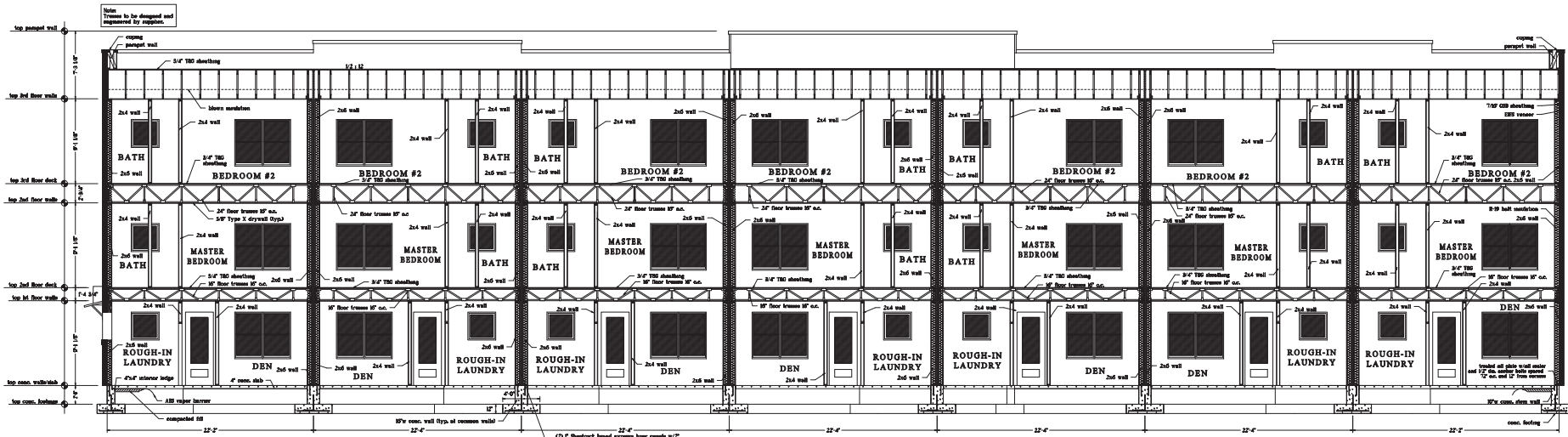
1403 EAST 8th STREET  T E M P E A R I Z O N A

ATTACHMENT 36

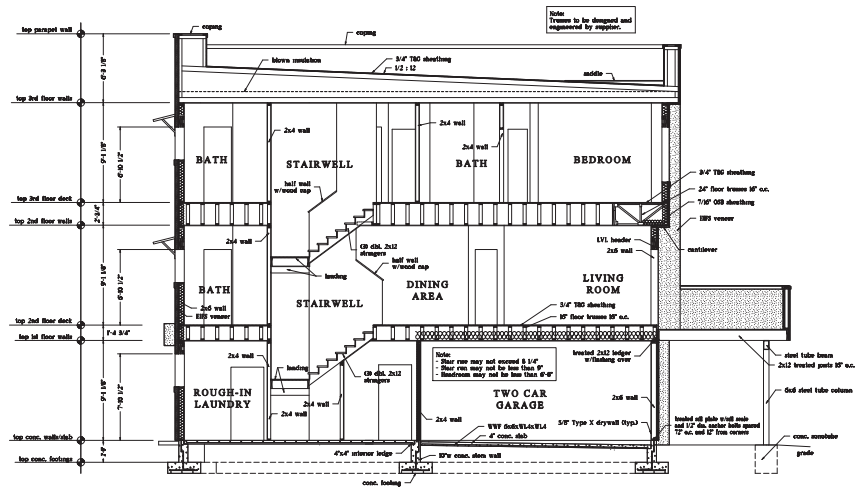








SECTION 'A-A'
 SCALE: 1/8"=1'-0"
 SCALE: 3/16"=1'-0"



SECTION 'B-B'
 LOFTS ON 8TH
 SCALE: 3/16"=1'-0"

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SQUARE FOOTAGE
 First Floor: 3,283
 Second Floor: 6,034
 Third Floor: 6,214
 Living Total: 15,531
 Garage: 3,584
 Decks: 1,872
 Total: 20,761

Documentation
 These architectural drawings were prepared by the undersigned for the purpose of providing a graphic representation of the proposed construction. They do not constitute a contract. The contractor shall provide all required documentation for the project, including but not limited to, all permits, and shall be responsible for obtaining all necessary approvals from the appropriate authorities.

Revisions

Cross Sections

A3.0

Plan For: Lofts on 8th - Building #1
 Location: 1403 E. 8th Street, Tempe, AZ 85281

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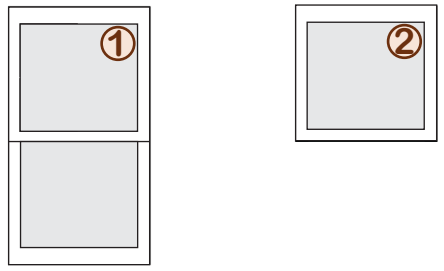
REGISTERED ARCHITECT
 151846
 JOHN F. SPALDING

DATE: 07/17/2018
 DRAWN BY: SHK/RY
 MDP: JES
 Scale: 3/16"=1'-0"



LOFTS
ON 8TH

W I N D O W S

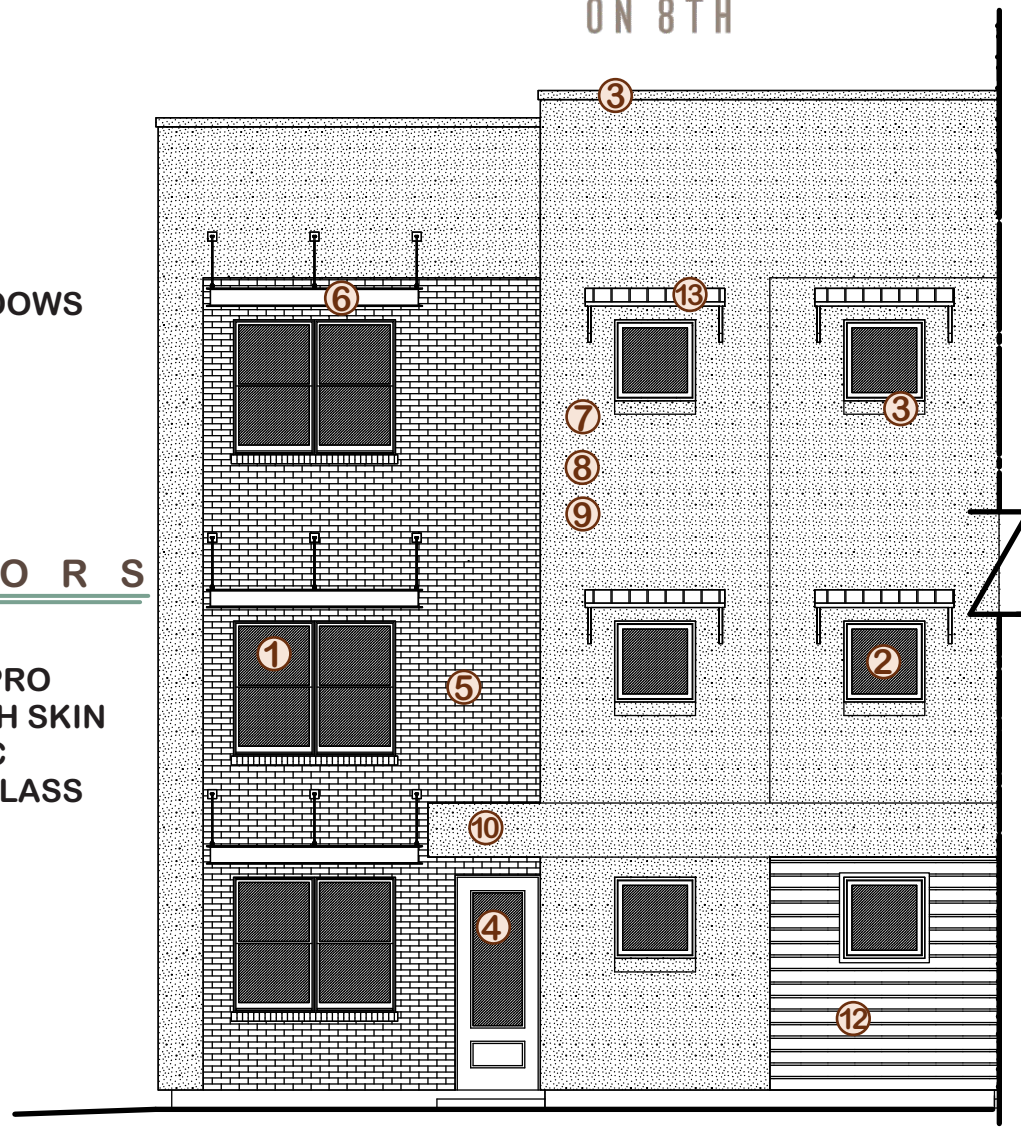


MANUFACTURE: CASCADE WINDOWS
 SERIES: CASCADE
 STYLE: ① SINGLE HUNG
 ② AWNING
 MATERIAL: VINYL
 COLOR: WHITE

E X T E R I O R D O O R S



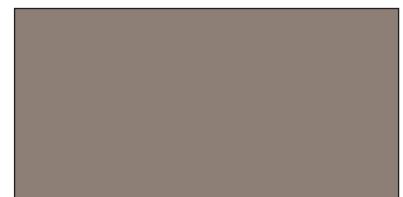
MANUFACTURE: PLASTPRO
 SERIES: SMOOTH SKIN
 STYLE: DRS13C
 MATERIAL: FIBERGLASS
 COLOR: WHITE



S T U C C O



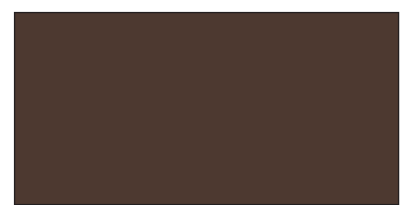
MFR: WESTERN BLENDED PRODUCTS
 TYPE: WESTERN 1-KOTE
 FINISH: SAND FINISH
 COLOR: SW 7510 CHATEAU BROWNE



MFR: WESTERN BLENDED PRODUCTS
 TYPE: WESTERN 1-KOTE
 FINISH: SAND FINISH
 COLOR: SW 6074 SPALDING GRAY



MFR: WESTERN BLENDED PRODUCTS
 TYPE: WESTERN 1-KOTE
 FINISH: SAND FINISH
 COLOR: SW 7575 CHOPSTICKS



MFR: WESTERN BLENDED PRODUCTS
 TYPE: WESTERN 1-KOTE
 FINISH: SAND FINISH
 COLOR: SW 6076 TURKISH COFFEE

S T U C C O

S I L L S & C O P I N G



MFR: WESTERN BLENDED PRODUCTS
 TYPE: WESTERN 1-KOTE
 FINISH: SAND FINISH
 COLOR: SW 7004 SNOWBOUND

S I D I N G



MFR: JAMES HARDIE
TYPE: HARDIPLANK
CEDAR MILL LAP SIDING
SIZE: 7 1/4" EXOSURE
COLOR: MASON SELECT
BROWNSTONE 6040

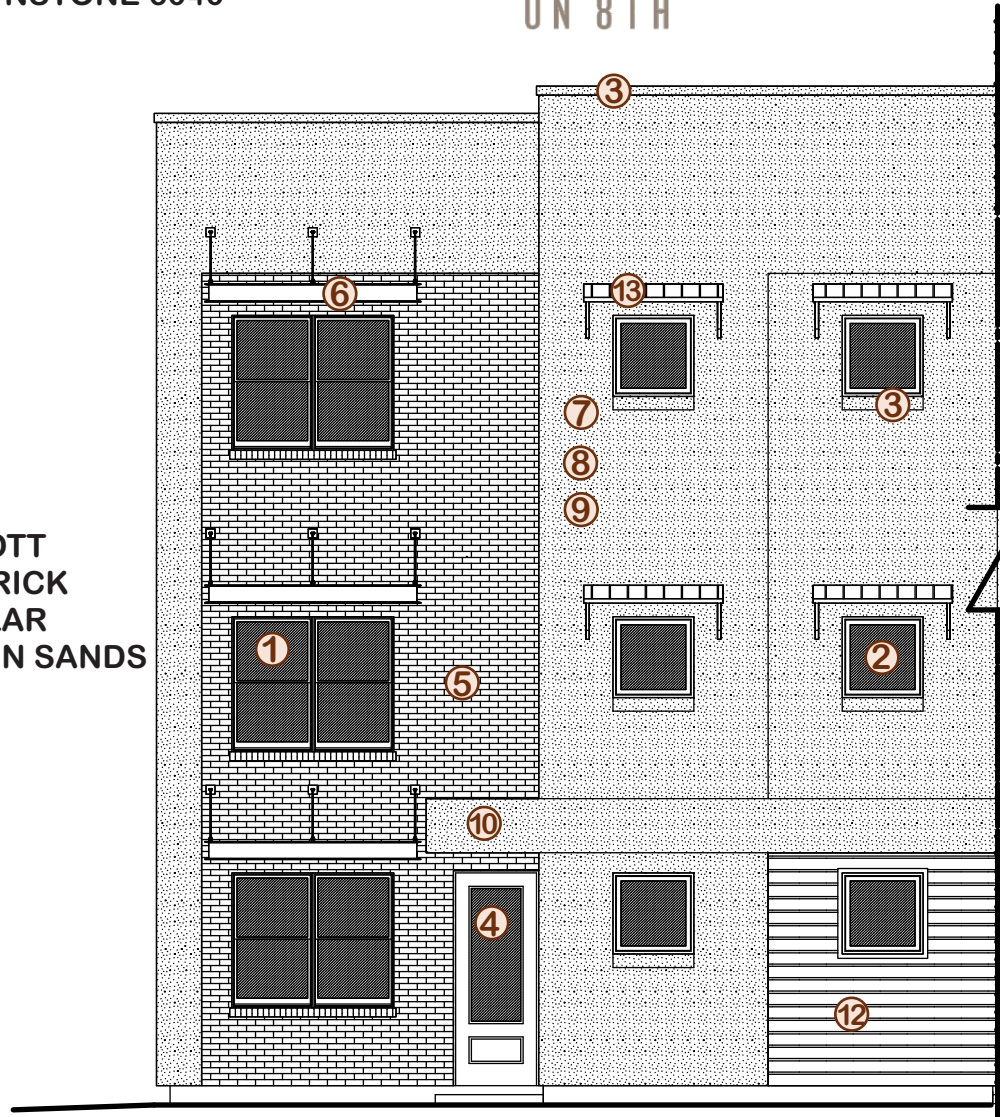
12

M A S O N R Y

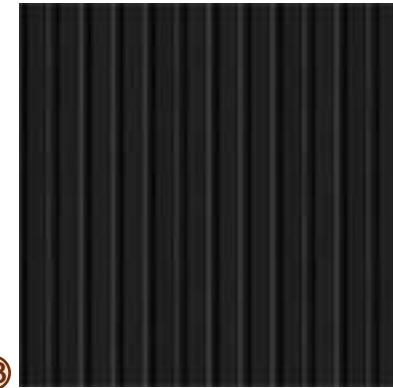


MFR: ENDICOTT
TYPE: THIN BRICK
SIZE: MODULAR
COLOR: AUTUMN SANDS

5



M E T A L



SAMPLE

13

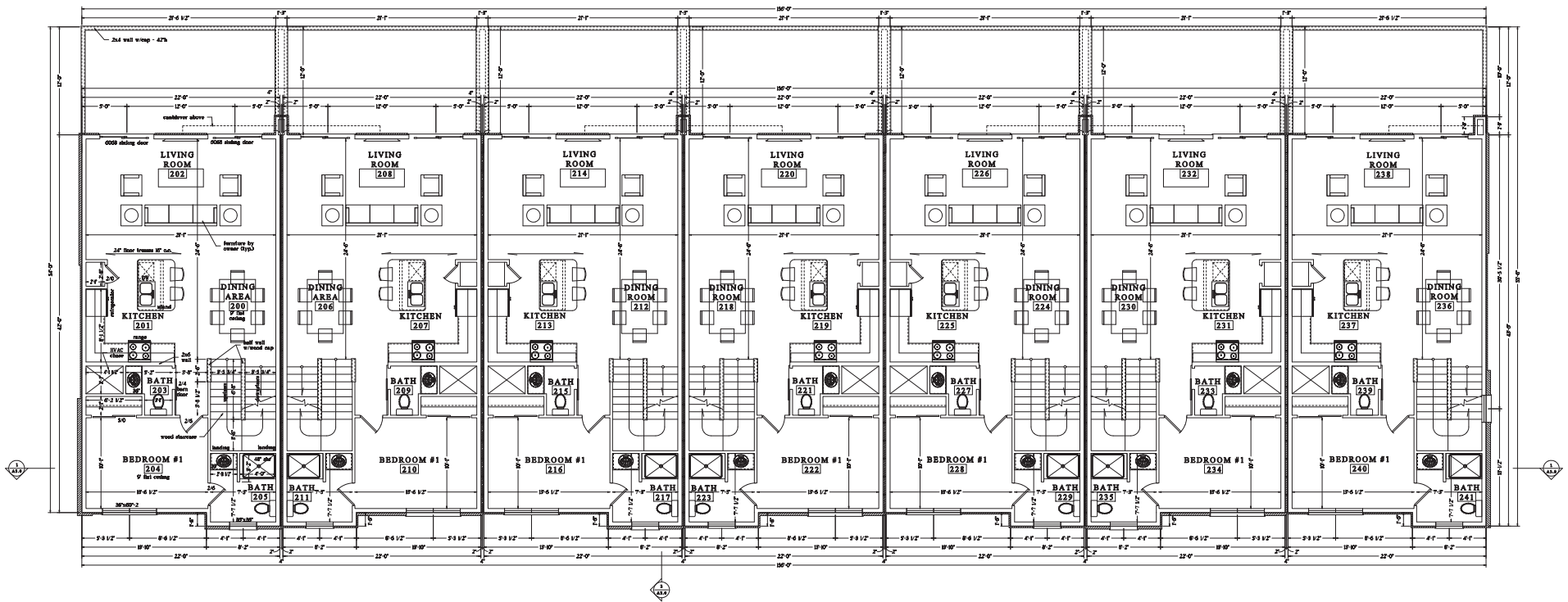
MANUFACTURE: WESTERN STATES
METAL ROOFING
TYPE: 1/2" CORRUGATED STEEL
COLOR: MATTE BLACK

6



MFR: WESTERN STATES
METAL ROOFING
MATERIAL: STEEL TRIM
COLOR: MATTE BLACK

- Notes**
- 1. All floor exterior walls to be 2x6 - 5'11 1/2"
 - 2. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 3. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 4. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 5. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 6. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 7. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 8. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 9. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 10. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 11. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 12. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 13. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 14. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 15. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 16. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 17. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 18. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 19. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 20. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 21. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 22. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 23. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 24. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 25. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 26. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 27. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 28. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 29. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 30. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 31. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 32. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 33. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 34. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 35. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 36. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 37. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 38. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 39. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 40. All floor exterior walls to be 2x4 - 5'11 1/2"
 - 41. All floor exterior walls to be 2x4 - 5'11 1/2"
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 - 100. All floor exterior walls to be 2x4 - 5'11 1/2"



SECOND FLOOR PLAN
 BUILDING #1
 LOFTS ON 8TH
 SCALE: 3/16"=1'-0"

Eighth Street Developers, LLC
 Thomas L. Insper, Manager
 1403 E. 8th Street
 Tempe, AZ 85281
 317-987-7380
 tom@eighthstreet.com

College Development Advisors
 Neil Calfee, Principal
 1403 E. 8th Street
 Tempe, AZ 85281
 (480) 286-8998
 neil@collegegroup.com

SQUARE FOOTAGE

First Floor:	3,283
Second Floor:	6,034
Third Floor:	6,216
Living Total:	15,533
Garage:	3,584
Decks:	1,872
Total:	20,991

Documentation
 These architectural drawings were prepared by the undersigned architect or engineer and are intended to cover all construction necessary to perform the work. Individual trade contractors, subcontractors, and suppliers shall provide all required documentation for the project, including but not limited to the following:
 - Trade contractor submittals
 - Shop drawings
 - Manufacturer's literature
 - Material test reports
 - Inspection reports
 - All other documents required for the project.

Revisions

Second Floor Plan

A1.1

Plan For: Lofts on 8th - Building #1
 Location: 1403 E. 8th Street, Tempe, AZ 85281

SPALDING DESIGN GROUP

REGISTERED ARCHITECT
 61846 JOHN P. SPALDING
 7-17-2010
 DRAWN BY: JRS
 CHECK BY: JRS
 DATE: 7-17-2010
 SCALE: 3/16"=1'-0"

PHONE: 480-275-2421
 FAX: 480-275-2421
 1000 N. GILBERT ROAD, SUITE 100
 MESA, ARIZONA 85204

